

Exhibit “A”

Council Use Variance Application

Area Variances Requested (Practical Difficulties) for

2084 South Hamilton Road, Columbus, Ohio 43232

The subject real property is 2.723 +/- acres, located at 2084 South Hamilton Road, Columbus, Ohio 43232, and known as Franklin County Auditor Tax Parcel Id. No. 010-132307 (the “Property”). The Property is located south of I-70, east of South Hamilton Road and the South Hamilton Road Service Drive, north of Groves Road, and west of East Cloverleaf Street. The Property is currently improved with five (5) extended-stay hotel buildings, an ancillary office building, a pool, a tennis court, trees, and landscaping.

The Applicant proposes to re-zone the Property from the L-C-4 District to the L-AR-1 District to permit the conversion of eighty (80) hotel units into a total of eighty (80) apartment units on the Property, as also shown on the site plan dated July 18, 2022 (the “Site Plan”).

The Property is located in a mixed-use neighborhood, with industrial uses to the north and east, commercial and hotel uses to the west, and vacant land and commercial uses to the south. The proposed development is consistent with, and will help support, the businesses and other uses in the neighborhood. Further, the residents of the proposed apartment development will utilize the significant public infrastructure improvements undertaken by the City on South Hamilton Road and Groves Road.

Below are the area variances that Applicant is seeking:

1. Section 3312.49(C) – Minimum number of parking spaces required: Applicant seeks a variance for the existing one hundred (100) parking spaces on the Property. A Property with four (4) or more dwelling units requires one and one-half (1.5) parking spaces per dwelling unit. The eighty (80) proposed dwelling units on the Property requires one hundred and twenty (120) parking spaces. Applicant is providing ninety-four (94) parking spaces for a twenty-six (26) space deviation.
2. Section 3321.01(A) – Dumpster area: Applicant seeks a variance for the existing dumpster being located in the perimeter yard, as shown on the Site Plan.
3. Section 3333.255 – Perimeter yard: Applicant seeks a variance for the existing perimeter yard that varies in width from up to twelve feet (12’) in width, and at its narrowest point is three foot (3’) in width. The required perimeter yard width is determined by computing ten percent (10%) of the average lot width. A perimeter yard must be a minimum of ten feet (10’) wide but is not required to exceed twenty-five feet (25’) in width.

Area Variances – Test of Practical Difficulties

1. Whether the property will yield reasonable return or whether there can be any beneficial use of property without the variance.

In an urban/suburban infill development, a three foot (3') perimeter yard (at its narrowest point) is warranted and is compatible with the general character of the neighborhood. In addition, the suburban requirements of the Zoning Code as it pertains to parking in urban areas just does not make sense as it relates to true infill development for a conversion project. The requested variances are existing conditions of the Property, and the Property cannot be expanded to meet these technical requirements as the Applicant does not own or control adjacent properties. The number of parking spaces existing and proposed on the Property at ninety-four (94) meets the business objectives of Applicant and will satisfy actual parking needs for the safe and efficient operation of a multi-family residential development. Applicant is providing an aesthetically pleasing conversion product, with ample amenities and perimeter trees. The product will be a nice, diverse housing stock offering in the neighborhood and will help to increase property values for properties in the neighborhood.

2. Whether the variance is substantial.

The requested variances are not substantial. The variances requested are the most minimal deviations necessary in order to conform existing conditions of the built and improved Property in order to offer an attractive development with adequate parking for the operation of a multi-family residential development. The minimum number of parking spaces per dwelling unit in the zoning code assumes more than one (1) bedroom in each dwelling unit, or that there will be more than one (1) driver in each dwelling unit. However, in fact, Applicant proposes only twenty (20) two-bedroom dwelling units and sixty (60) studio units.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variances.

The requested variances provide for and legitimize standards and features that comport with existing conditions on the Property and would not substantially alter the essential character of the neighborhood. There would be no substantial detriment to adjoining properties if the variances were approved. The requested variances are standard for this type of development as an urban/suburban infill development or conversion.

4. Whether the variances would adversely affect delivery of governmental services.

There will be no adverse effect on the delivery of governmental services to the Property if the variance requests are approved. There are adequate public services and facilities, as well as utilities to the Property, and fire and police safety responders and vehicles will have adequate ingress-egress and maneuverability in and out of the Property.

5. Whether property owner purchased the property with knowledge of the zoning restrictions.

The Applicants did not know the type of project that it desired to develop on the Property until those plans were firmed up recently, by and through submission of this application. These variances are minimal and technical in nature and legitimize existing features and conditions of the built environment as it relates to the Property.

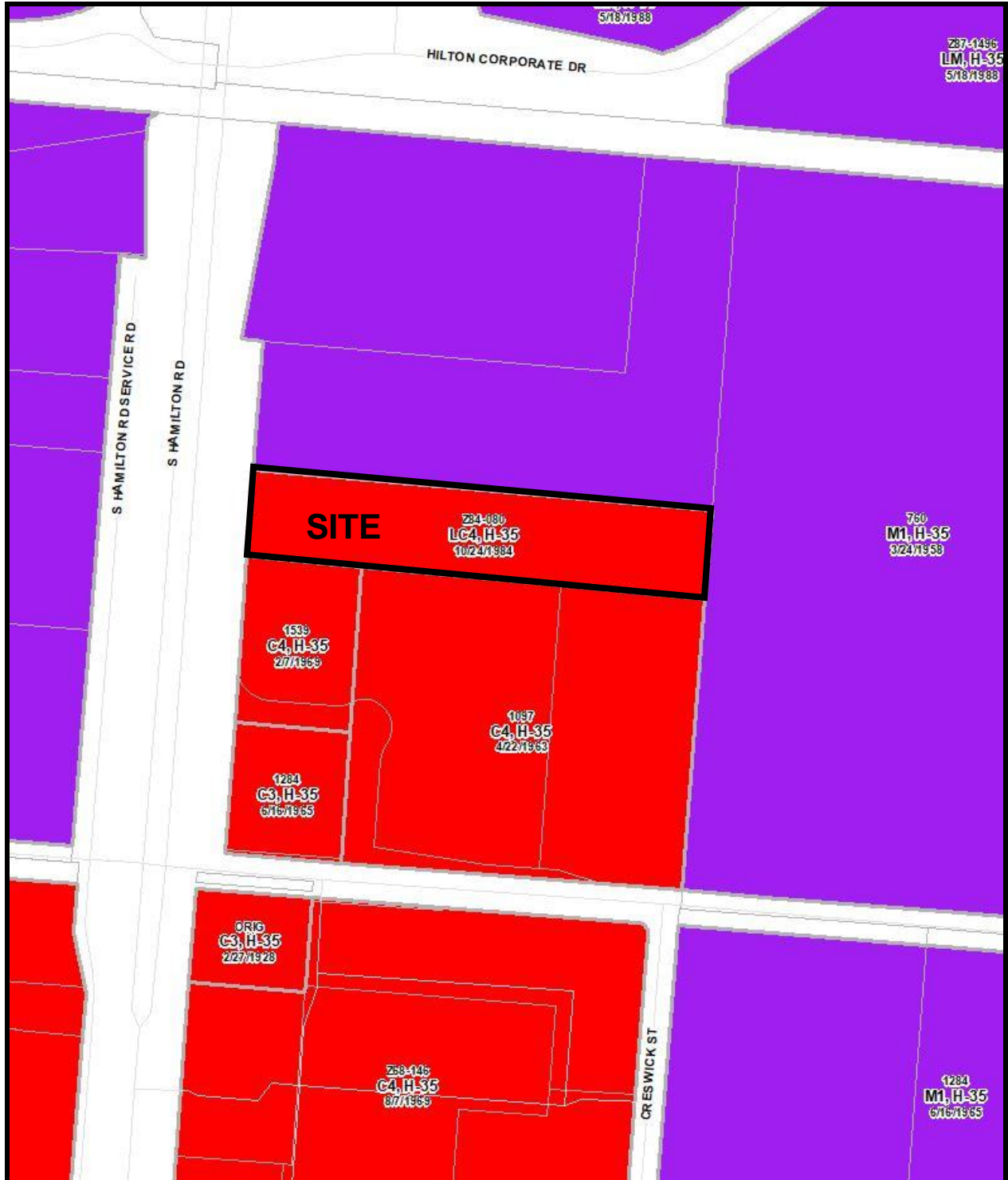
6. Whether the property owner's predicament feasibly can be obviated through some method over than variance.

In order to develop the Property in conformance with the essential character of the neighborhood and adhere to best practices for urban/suburban infill development, the variances are necessary.

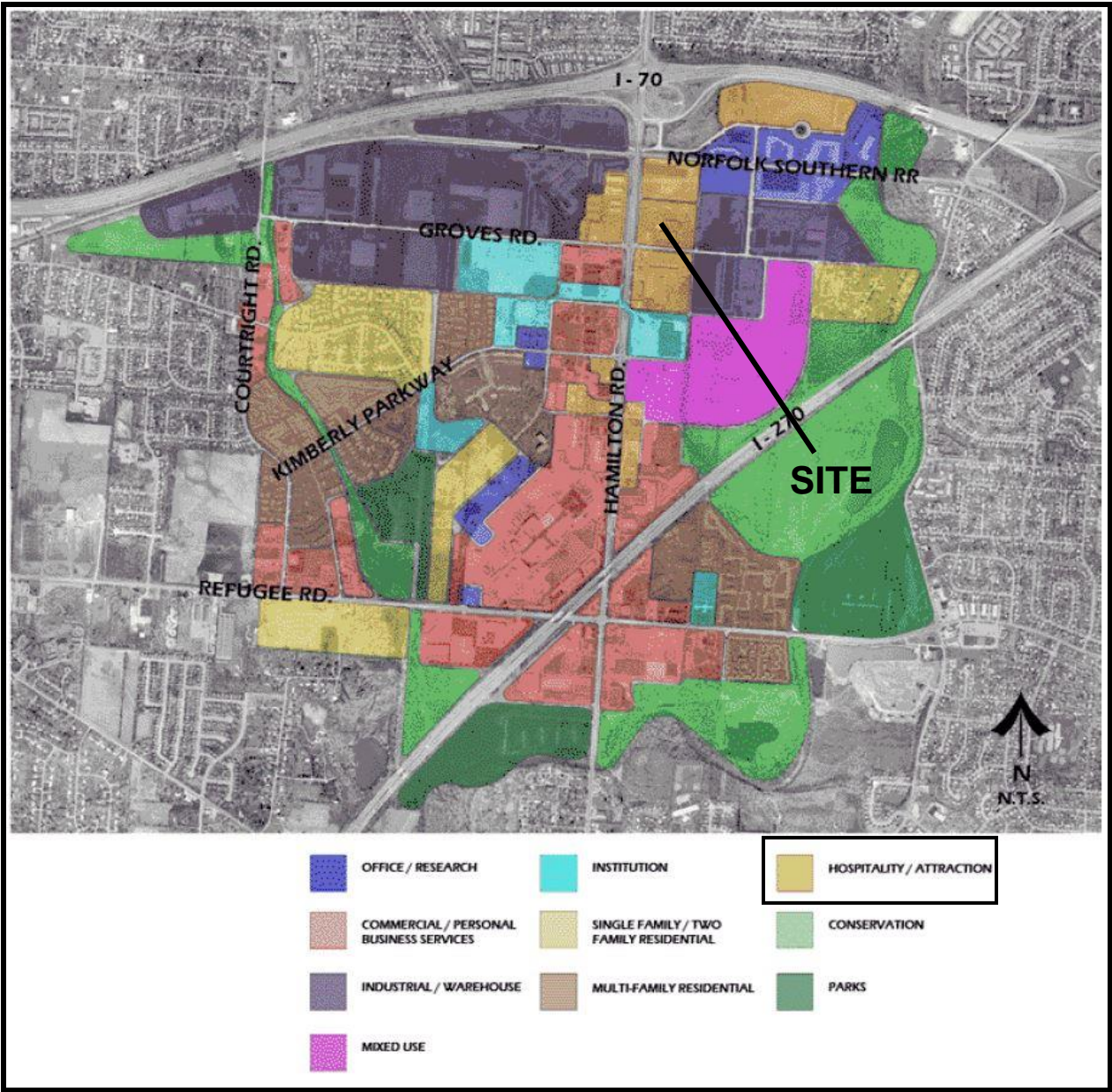
7. Whether the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the variances.

The spirit and intent behind the zoning requirements and substantial justice may be done by granting the requested variances.

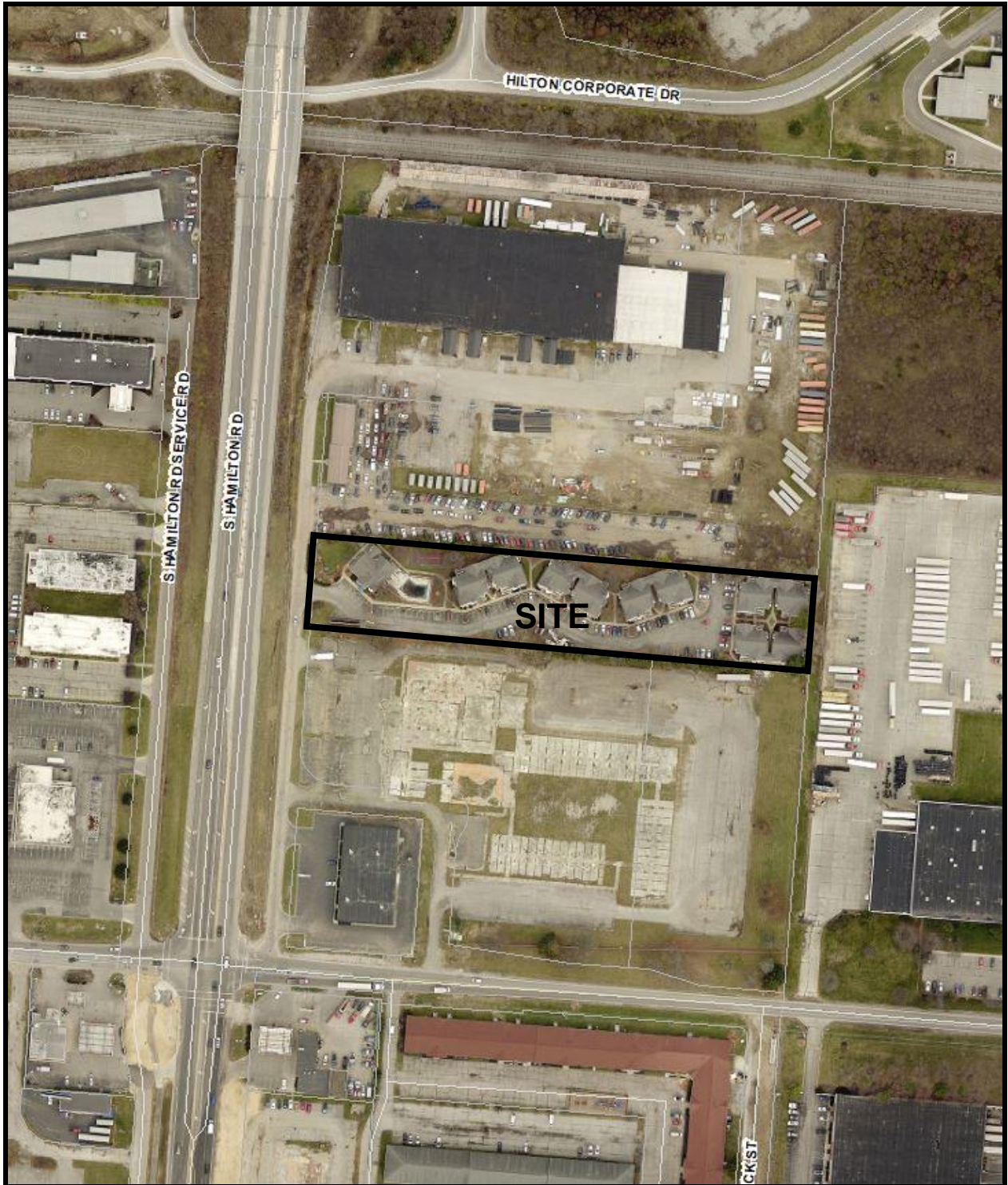
Rebecca J. Mott
August 11, 2022



CV22-051
2084 S. Hamilton Road
Approximately 2.72 acres



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DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-051

Address 2084 S HAMILTON RD

Group Name GREATER SOUTH EAST AREA COMM

Meeting Date 7/26/2022

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

With the contingencies as follows:

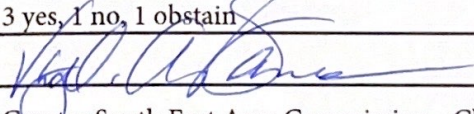
That the area for the dumpsters be expanded as recommended. This property will be going from commercial with 1 or 2 days a week of private pick-up to residential (possibly filled to capacity on a daily basis) which could/would result in more trash. It is our belief and experience that there is not enough space to provide adequate trash disposal.

We have also requested that there be cameras and security lights included to cover the property.

We would also like to know how the funds allocated per zoning code 3318 Park Land will stay in our commission area. When and how will the funds be used with regards to the radius of the property.

With the number of apartments, we also are concerned that there are not enough parking spaces to accommodate the residence.

Vote 3 yes, 1 no, 1 abstain

Signature of Authorized Representative 

Recommending Group Title Greater South East Area Commission - Chair

Daytime Phone Number 614-638-7678

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: _____

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is
a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this
application in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Perennial Housing Partners, LLC, John Hess (50%) 51 Pennwood Place, Ste. 200, Warrendale, PA 15086 Columbus-based employees - 0	2. Perennial Housing Partners, LLC, Mike Hess (25%) 51 Pennwood Place, Ste. 200, Warrendale, PA 15086 Columbus-based employees - 0
3. Perennial Housing Partners, LLC, Eddie Baranowski 51 Pennwood Place, Ste. 200, Warrendale, PA 15086 Columbus-based employees - 0 (25%)	4. Proposed - 4-5 Columbus based employees.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Rebecca J. Mott

Sworn to before me and signed in my presence this 24 day of May, in the year 2022

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC



8/10/24
My Commission Expires

Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

This Project Disclosure Statement expires six (6) months after date of notarization.